

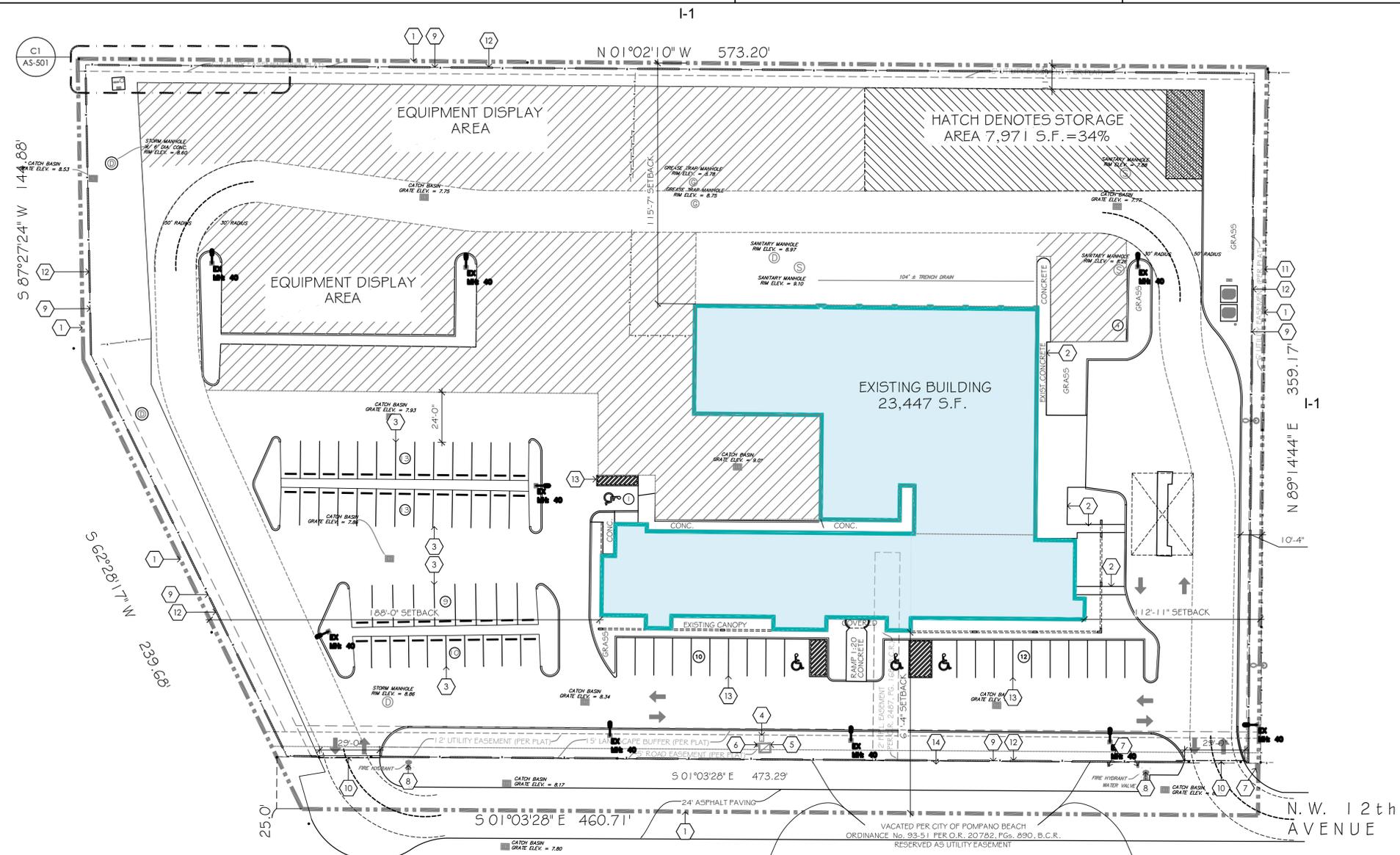
D1 NOT USED

D3 PARKING STALL DETAIL
NOT TO SCALE

D4 TYP. HANDICAP PARKING STALL DETAIL
NOT TO SCALE

D5 KEYNOTES

- 1 PROPERTY LINE
- 2 EXISTING CONCRETE WALK PORTION
- 3 EXISTING PARKING
- 4 EXISTING ELECTRIC BOX
- 5 EXISTING F.P.L. PAD
- 6 EXISTING ELECTRIC METER
- 7 EXISTING WATER METERS
- 8 EXISTING FIRE HYDRANT AND WATER VALVE
- 9 NEW FENCE 8'-0" HIGH DECORATIVE METAL FENCE. SEE SHEET AS-501 FOR MORE INFO.
- 10 NEW 8'-0" HIGH ROLLING GATE V.I.F. WIDTH. REFER TO B3/AS-501
- 11 EXISTING CHAIN LINK FENCE
- 12 PERIMETER WALL 8 FEET HIGH (BUFFER TYPE C) SEE SHEET AS-501 FOR MORE INFORMATION.
- 13 EXISTING PARKING TO BE RE-STRIPPED.



A1 SITE PLAN PROPOSED
1" = 30'-0"

Equipment Display Area
Hatch Denotes Storage Area

NOTE: GATES TO REMAIN OPEN DURING BUSINESS HOURS.
REFER TO LANDSCAPE PLAN FOR ALL DETAILS, LOCATION & TYPE OF TREES. LANDSCAPE DRAWINGS WILL SUPERCEDE ARCHITECTURAL
ADVISORY 502.4 FLOOR OR GROUND SURFACES, ACCESS AISLES ARE REQUIRED TO BE NEARLY LEVEL IN ALL DIRECTIONS TO PROVIDE A SURFACE FOR WHEELCHAIR TRANSFER TO AND FROM VEHICLES. THE EXCEPTION ALLOWS SUFFICIENT SLOPE FOR DRAINAGE. BUILT-UP CURB RAMP ARE NOT PERMITTED TO PROJECT INTO ACCESS AISLES AND PARKING SPACES BECAUSE THEY WOULD CREATE SLOPES GREATER THAN 1:48.
PATCH & REPAIR EXISTING CONC. CURB & PAVEMENT AS REQUIRED. ALL NEW CURBS & PAVEMENT WILL MATCH EXISTING.
COMMERCIAL GATE REQUIREMENT:
-PROVIDE A KNOX BOX FOR ALL ACCESS GATES. THE NEW PROPOSED MANUAL GATES SHALL BE DESIGNED TO UNLOCK WITH READILY ACCESSIBLE MANUAL RELEASING DEVICE FOR FIRE APPARATUS ACCESS.

A. CURRENT USE OF PROPERTY		INDUSTRIAL	
B. LAND USE DESIGNATION		INDUSTRIAL	
C. ZONING DESIGNATION / REZONING		EXISTING	PROPOSED
GENERAL INDUSTRIAL		I-1	I-1
D. WATER / WASTE WATER SERVICE PROVIDER		BROWARD COUNTY	
E. SITE AREA		193,056 (4.43 ACRES)	
F. BUILDING FOOTPRINT COVERAGE			
EXISTING BUILDING FOOTPRINT		23,447 S.F.	
G. GROSS FLOOR AREA			
TOTAL GROSS BLDG. AREA		23,447 S.F.	
H. FLOOR AREA RATIO (FAR)		23,447 S.F. / 193,056 S.F.	
		12%	
I. IMPERVIOUS AND PERVIOUS			
A. IMPERVIOUS			
1. BUILDING FOOTPRINT	12%	23,447 S.F.	
2. VEHICULAR USE AREA	67%	129,142 S.F.	
3. SIDEWALKS	1%	2,544 S.F.	
4. TOTAL IMPERVIOUS AREA	80%	155,133 S.F.	
J. PERVIOUS AREA			
LANDSCAPE		20%	38,611.2 S.F.
K. STANDARD PARKING SPACES			
OUTDOOR STORAGE +/- 7,971 (1 PER 5,000 S.F.)		2 SPACES	
WAREHOUSE 13,974 S.F. (1 PER 750 S.F. FOR THE FIRST 3,000, 1 PER 2,500 S.F. FOR ADDITIONAL)		11 SPACES	
OFFICE 9,473 S.F. (1 PER 400 S.F.)		24 SPACES	
TOTAL EXISTING PARKING		37	68
L. HANDICAP ACCESSIBLE PARKING SPACES			
TOTAL ACCESSIBLE PARKING SPACES INCLUDED		3	4
M. LOADING SPACES			
N. BUILDING HEIGHT			
O. STRUCTURE LENGTH		210'-7"	
P. SETBACKS			
SIDE (NORTH)		10'-0"	112'-11"
REAR (WEST)		30'-0"	115'-7"
SIDE (SOUTH)		10'-0"	188'-0"
FRONT (EAST)		25'-0"	61'-4"

A5 SITE DATA

PROPOSED IMPROVEMENTS FOR:
AHERN BUILDING

POMPANO BEACH, FLORIDA.

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DESIGNED	DRAWN	CHECKED
JPB	GIC	JPB

DATE: 05/08/20 COMM: 191213

REVISIONS

SITE PLAN APPROVAL

DRC -101
PZ20-1200038
11/4/2020